

**EXTRACT OF DRAFT MINUTES 55
PLANNING COMMITTEE
28 NOVEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 55
COMITÉ DE L'URBANISME
LE 28 NOVEMBRE 2017**

ZONING BY-LAW AMENDMENT – 667 BANK STREET

ACS2017-PIE-PS-0133

CAPITAL (17)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 667 Bank Street to permit a mixed-use building, as detailed in Documents 2 and 3.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 13 December 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

Planning Committee considered this item concurrently with Agenda Item 4, the Zoning By-Law Amendment for 667 Bank Street, which included receiving a combined PowerPoint presentation and hearing delegations on both items. The presentation was provided by Alison Hamlin, Planner, and Sally Coutts, Coordinator of Heritage Services, Planning, Infrastructure and Economic Development (PIED) department. A copy is held on file.

Doug James, Manager, Development Review - Central, PIED, also responded to questions.

Committee heard seven delegations on the two items. The following delegations spoke

in opposition:

- Carolyn Mackenzie, Chair, Neighbourhood Planning Committee, Glebe Community Association
- Wolf Illing
- Doug Casey
- *Dr. Ronald S. Weiss

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- setback, scale, height and transition
- landscaping
- adverse impact on vegetation
- adverse impact on the existing street character
- allowing any consideration of financial viability (for the owner) in rendering a decision
- adverse shadowing impact on neighbouring property
- incompatibility with character and guidelines of the existing heritage conservation district

The following delegations spoke in support:

- John Stewart, Commonwealth Heritage Resources Management (author of the Cultural Heritage Impact Statement)
- *Vincent Colizza, Vincent P. Colizza Architects Inc. (project architect)
- Jaime Posen and Brian Casagrande, FoTenn Consultants Inc. (applicant)

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments in support of the proposal included (but were not necessarily limited to):

- Measures have been taken with respect to massing, setback and overlook since the original proposal to address a number of public concerns
- The proposed house will be located on a Traditional Mainstreet and fits with its location and with the historical land use of the site.

In addition to the correspondence noted with an asterisk, above, the committee received the following correspondence (regarding the Zoning By-law Amendment for 667 Bank Street) between 21 November 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 28 November 2017, a copy of which is held on file:

- Email dated November 27, 2017 from Elizabeth Ballard.

Item 4 of Planning Committee Agenda 55, as set out below, was put to Committee.

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 667 Bank Street to permit a mixed-use building, as detailed in Documents 2 and 3.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 13 December 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED with Councillor J. Leiper dissenting